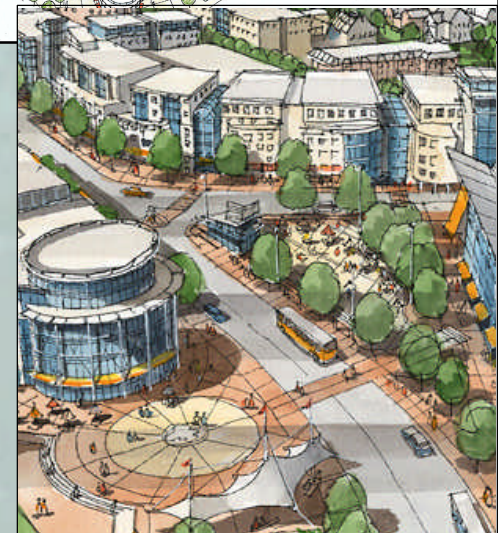
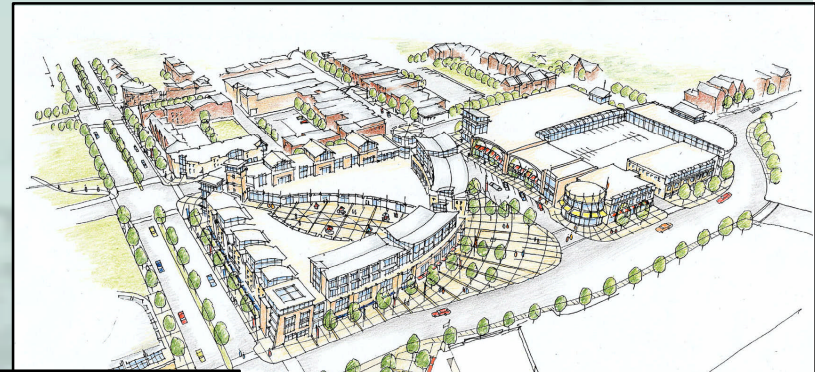
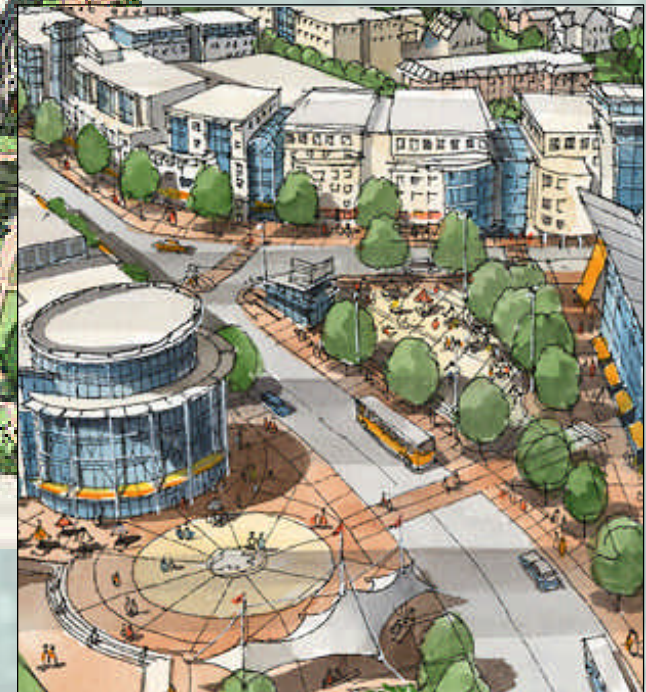
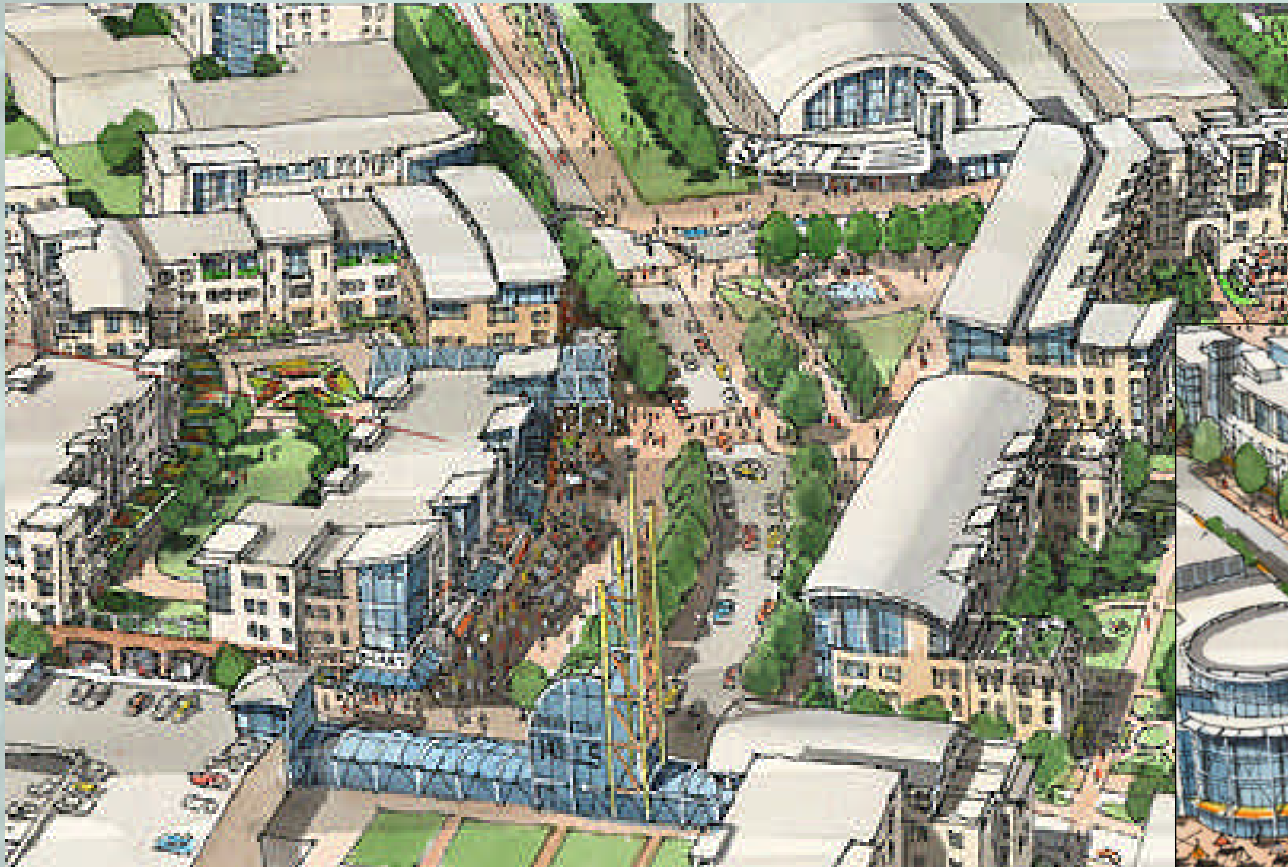


Best Practice Guidelines

- *Mixed-use Housing & Retail Development*
- *Parking Structures*
- *Public Streets & Spaces*



Analogs – Mixed Use Development



University Village Urban Renewal Plan

Analogs - Housing



Analogs - Housing



Retail



Riverview – Cleveland, OH



***Bethesda Row –
Bethesda, MD***

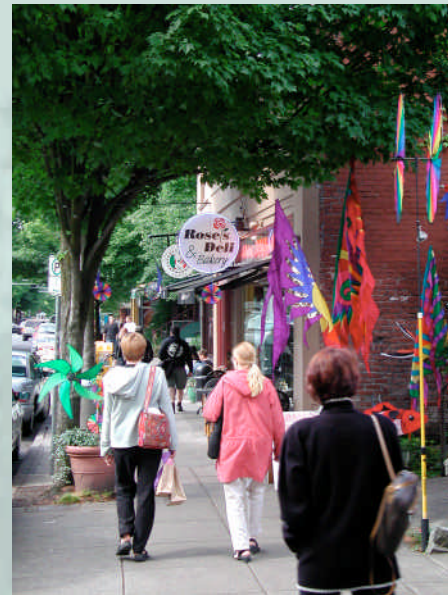
Analogs – Parking Structures



Public Streets & Spaces

Pedestrian Sidewalks:

The quality of the pedestrian experience has a significant influence on the success of mixed-use urban commercial districts that rely on local residents for daily patronage. Site furnishing and landscape elements should clearly articulate boundaries between pedestrian and vehicular zones. Lighting and landscape design should afford clear visibility for safety and security while offering a well organized system of way-finding and organizational signing. Textural changes in pavements should be considered as a means to reinforce the distinction of pedestrian zones and bring variety and interest to the street. Variation in the setbacks of buildings offers opportunities to activate the street through sidewalk cafes and passive gathering spaces.



Public Streets & Spaces

Urban Squares / Plazas:

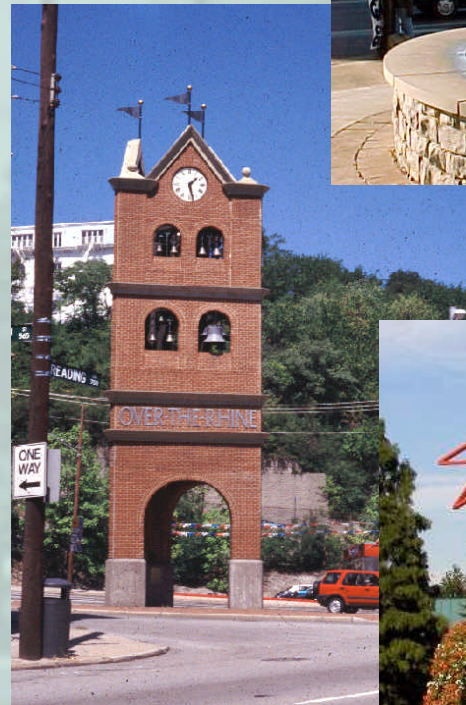
Social gathering spaces play a critical role in the character, identity, and functionality of urban commercial and residential districts. These spaces often define the psychological perception that a visitor gains over the course of a single or frequent visits. Spaces like the proposed "Gateway" plaza could offer a range of pedestrian zones ranging from intimate to public in scale. Flexible and or temporary seating areas should be considered to accommodate both daily use and special event opportunities.



Public Streets & Spaces

Gateway Elements:

Gateway elements may include landmark buildings, sculpture, or other physical site improvements or streetscape elements. The aforementioned Gateway Plaza and the intersection of Vine and MLK present the opportunity to create a unique regional identity at the points of highest traffic and visibility.



Public Streets & Spaces

Transit Plazas / Bus Stops:

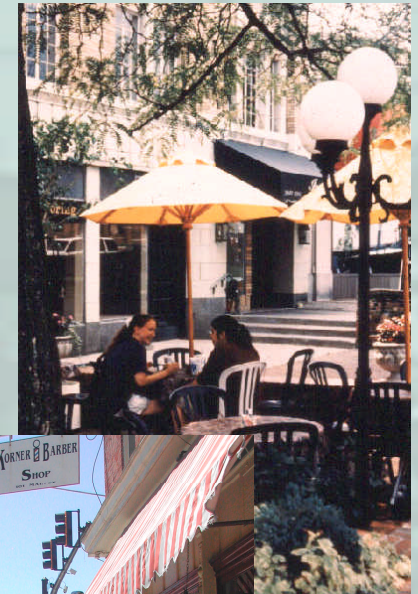
Transit hubs, bus stops and the range of transportation facilities are important contributors to the success of mixed-use and higher density urban districts. The proposed Transit Hub along Jefferson Avenue has the potential to serve as an anchor for daily use goods and service providers including cafes, coffee shops, news stands, daycares and other social service providers. These uses may be integrated within shared lease spaces or may be free-standing depending upon the size and scale of the need.



Public Streets & Spaces

Street Furnishings & Amenities:

Streetscape furnishings and user amenities should be tailored to maximize user convenience, meet basic needs and functional requirements, and enhance the visual quality of the environment. In addition to basic storefront and street signing, streets and sidewalks should offer a hierarchy of orientation and directional signing. All signing should be developed as components of a coordinated graphic wayfinding system. Signing elements, kiosks, and street signs should be coordinated with pedestrian scale lighting, benches, trash receptacles, bike racks, and bus shelters



Public Streets & Spaces

Exterior Pedestrian Spaces:

The quality of the interface between vehicular and pedestrian spaces has a substantial impact on the overall experiential quality of an urban setting. Planting buffers, walls, and fencing should be utilized wherever feasible to screen views to parked cars. Parking area landscaping should be utilized to direct and filter views to parked cars and site utilities. Street and parking area trees should be placed with respect to maintaining important views to architectural elements and storefronts and to permit clear views across plaza and pedestrian areas. Landscape plantings should be low enough to maintain surveillance throughout exterior spaces.

